

**KENTUCKY BOARD OF HOME INSPECTORS
MEETING MINUTES
November 13, 2014**

A special meeting of the Kentucky Board of Home Inspectors was held at the Office of Occupations and Professions in Frankfort, KY on November 13, 2014.

MEMBERS PRESENT

Mitch D. Buchanan, Chairman
Robert P. Johnson
James A. Chandler, Vice Chairman
Mark G. Oerther
Ken Fister

MEMBERS ABSENT

Kevin Farris

OCCUPATIONS AND PROFESSIONS STAFF

Diana Jarboe, Board Administrator

OFFICE OF THE ATTORNEY GENERAL

Brian Judy, Office of the Attorney General

GUESTS

Don Gaines, A-Pass Weikel
Steve Keeney, PLI 4U

CALL TO ORDER

Mitch Buchanan, Board Chairman, called the meeting to order at 10:47 a.m.

MINUTES

A motion was made by Mr. Oerther to approve the meeting minutes from November 13, 2014. Mr. Fister seconded that motion and it carried.

MONTHLY FINANCIAL REPORT

The financial statement for the month ending October 31, 2014 was reviewed by the Board.

LICENSURE STATUS REPORT

The licensure report was reviewed. There are currently 370 licensed Home Inspectors.

OCCUPATIONS AND PROFESSIONS REPORT

Ms. Jarboe reported the current events of O&P including a report of the on-line license renewal system and a new vacancy for the Administrative Section Supervisor.

OLD BUSINESS

Mr. Chandler motioned for the Board to appoint a committee to further discuss possible changes to the national exams or changes to the exam requirements for licensure. Mr. Johnson agreed to represent this committee. Mr. Buchanan seconded the motion and the motion carried.

Mr. Buchanan motioned for the Board to accept the Statement of Consideration and Regulatory Impact Analysis of 815 KAR 6:010 and to approve the drafted regulation of 815 KAR 6:010. Mr. Oerther seconded the motion and the motion carried unanimously.

Mr. Oerther motioned for the Board to accept the Statement of Consideration and Regulatory Impact Analysis of 815 KAR 6:030 and to approve the drafted regulation with suggested amendments of 815 KAR 6:030. Mr. Chandler seconded the motion and the motion carried unanimously.

Mr. Oerther motioned for the Board to accept the Statement of Consideration and Regulatory Impact Analysis of 815 KAR 6:100 and to approve the drafted regulation of 815 KAR 6:100. Mr. Buchanan seconded the motion and the motion carried unanimously.

Mr. Chandler motioned for the Board to accept the Statement of Consideration and Regulatory Impact Analysis of 815 KAR 6:040 and to approve the drafted regulation of 815 KAR 6:040. Mr. Buchanan seconded the motion and the motion carried unanimously.

Mr. Chandler motioned for the Board to amend the Statement of Consideration of 815 KAR 6:090 under 4(1)(b), add “the KBHI will consider drafting a separate regulation to establish the process regarding persons not licensed by this Board” and under 3(b), change “will not be amending” to “will be amending.” Mr. Chandler also motioned for the Board to adopt the regulation as amended. Mr. Buchanan seconded the motion and the motion carried unanimously.

Mr. Fister motioned for the Board to adopt the suggested amendments of 815 KAR 6:001. Mr. Oerther seconded the motion and the motion carried.

NEW BUSINESS

The Board received correspondence from a William Beasey, a Home Inspector whose license was issued in January 2014 and was given an expiration of November 2014, corresponding to his upcoming birth month. Mr. Beasey writes the Board claiming that according to KRS 198B.722, his license should not expire until November 2015. KRS 198B.722 states, “an initial license expires in the birth month of the following calendar year.” 815 KAR 6:010 section 6(1-2) states, “the continuing education requirements of this section shall apply only to those licenses who will have been licensed at least 12 months at license renewal.” Therefore, the Board determined that Mr. Beasey’s license should, in fact, expire in November 2015 and will need to complete 28 hours of continuing education during this initial licensure period.

Mr. Chandler motioned for the Board to maintain the current schedule of Board meetings for 2015, meeting the second Tuesday of each month, with the exception of November to avoid Veteran’s Day. Mr. Buchanan seconded the motion and the motion carried.

Mr. Chandler motioned for the Board Chairman to have the authority of responding to suggested regulatory amendments. Mr. Oerther seconded the motion and the motion carried.

EDUCATION COMMITTEE REPORT

The Education Committee motioned to approve the following:

Professional Home Inspection Institute CE course application(s):

KY Laws & Standards, 3 hours

American Society of Home Inspectors CE course application(s):

Slate, Tile, Metal Roofing and Flat Roofs - 2 hrs

Inspecting Engineered-Wood Products - 2 hrs

Decks, Stairs and Rails - 2 hrs

Inspecting Mobile & Manufactured Homes - 2 hrs

Major Foundation Failures - 2 hrs

Find, Train and Retrain Your Next Inspector - 0 hrs

Infrared Cameras & Infrared Applications for Home Inspectors - 2 hrs

Home Inspector vs. Engineer/Scientist: Who Wins - 2 hours

Mysteries Answered - Home Scene Investigations - 2 hrs

Risk Management - Law & Disorder - 2 hrs

Introduction to Commercial Inspections - 0 hrs

Getting the Most out of Your ASHI Membership - 0 hrs
Mock Trial - 2 hrs
Forty Years a Plumber, Forty Defects Reviewed - 2 hrs
Advanced Electrical Inspections - 2 hrs
Do You Know Radon? - 0 hrs
Inspecting Tile Roofs - What You Can See and What You Can't See? - 0 hrs
HVAC Fundamentals, "Simplified" - 2 hrs
Historic Building Inspections - 2 hrs
Home Inspections "Live" Video - 2 hrs
Crosslinked PEX Systems & Radiant Floor Heating Installations - 1 hr
New Residential Construction Final Walk Through Inspection - 2 hrs
Conducting Moisture and Odor Problems Investigation - 2 hrs
Are You Cloud Confused? - 0 hrs
Bathroom/Shower Surprises - 1 hr
Safety Hazards - Unsafe Conditions to be Reported - 2 hrs
Inspecting the Exterior Envelope, Cladding Failures From a Forensic Expert - 2 hrs
Electrical Service Inspections - Mysteries and Myths Explained - 2 hrs
Tax Strategies Every Home Inspector Should Know - 0 hrs
Inspecting Appliances - Old, New and Where's the Fridge - 1 hour
Deadly Differences - Ionization vs. Photoelectric Smoke Alarms - 0 hours
Home Inspection Environmental Issues: Asbestos, Lead, Mold and Radon - 0 hrs
Storm-Damaged Homes - 2 hrs
Introduction to Reserve Studies - 0 hrs
Inspecting Boilers, Including Steam and Hydronic - 2 hrs
5 Rules of Engagement for Marketing Your Home Inspection Business - 0 hrs
Turn Your Website into a Call Generating Machine - 0 hrs
Move Your Business to the Next Level (7 Levels of Communication) - 0 hrs
Pool and Spa Inspections - 0 hrs
ASHI Standard Pre-Drywall Inspections - 2 hrs
Indoor Air Quality Testing during a home Inspection -0 hrs
Attic and Crawlspace Ventilation - 2 hrs
Chimney Inspections - 2 hrs
What the Heck is that? Components Found During an Inspection - 2 hrs
Improve Your Report Writing, Improve Your Business - 2 hrs

Mr. Johnson seconded the motion and the motion carried.

The Education Committee motioned to defer the following:
The ASHI School – Pre-Licensing Provider, additional information is requested

Mr. Chandler seconded the motion and the motion carried.

APPLICATIONS COMMITTEE

Prior to the Board meeting, the Board's Applications Committee interviewed Robert Oliver, Home Inspector, regarding the home inspection report submitted with his renewal application. The Board made recommendations for Mr. Oliver to include with inspection reporting to better satisfy the requirements of his standard of practice.

The Applications Committee recommended the following:

- Renewal applications to be approved –Darrin Bachman, James Breslin, Matthew Combs, Erby Crofutt, Maurice Drummey, Jeffrey Howard, Steven Keeney, James McFadden, Charles Martin, Michael Nolan, Robert Oliver, John O’Nan, Brian O’Rear, Joseph Osbourne, Casey Ott, Mark Preston, Brett Reynolds, Robert Rice, Todd Scott, James Donald Trosper, Steven Williams, and Joseph Wrubel.
- John Cordell - renewal application approved pending receipt of a Ohio State background check.
- Jesse Back and John Hornbeck - renewal applications approved pending receipt of a corrected certificate of general liability insurance.
- Initial licensure application(s) to be approved – Steven Clark, Michael Crabtree, Timothy Fifield, Jamie Goldfarb, Jeffrey Todd Martin, Jim Mullen, Randall Schafer, David Schramm, and Charles Wall.

Mr. Buchanan seconded the Committee's recommendations and the motion carried.

COMPLAINTS COMMITTEE

Mr. Oerther motioned for the Board to begin a closed session pursuant to KRS 61.810(1)(c) to discuss 2 pending Board complaints. Mr. Fister seconded the motion and the motion carried. No Board action was taken during the closed session. At the end of the discussion, Mr. Oerther motioned for the Board to resume an open meeting session, Mr. Chandler seconded the motion and the motion carried.

The Complaints Committee reported the following cases are ongoing:

- Romancik
- 2013-05
- 2014-01
- 2014-02
- 2014-06
- 2014-07
- 2014-08
- 2014-09
- 2014-10
- 14-KBHI-0251
- 14-KBHI- 0302

TRAVEL AND PER DIEM

Mr. Chandler made a motion to approve the travel and per diem for members attending today's meeting. The motion, seconded by Mr. Fister, carried.

NEXT MEETING

The next meeting is scheduled for Tuesday, December 9, 2014 at 10:30am at the Office of Occupations and Professions in Frankfort, KY.

ADJOURNMENT

Mr. Johnson made a motion to adjourn at 2:15 p.m. The motion was seconded by Mr. Buchanan and carried.